



Executive Summary

City Council Workshop

AGENDA ITEM:	Water Study/Medina Water Agreement
PREPARED BY:	Jacob Schillander, City Administrator Matt Bauman, Assistant City Engineer
RECOMMENDED ACTION:	Discussion

Summary:

The water study confirms Maple Plain's system can support both its own planned growth and the Medina Apartments development without major upgrades. Based on this, staff negotiated an updated Water Service Agreement with Medina that consolidates prior agreements, clarifies responsibilities, and ensures cost recovery for Maple Plain.

Key Provisions

- **Scope of Service:** Maple Plain will provide water to the Medina developments listed in the agreement, including Melrose Commons (up to 110 units) and other specified properties.
- **Cost Recovery:** Medina will remit connection fees per Maple Plain's fee schedule and pay quarterly for water usage at the non-resident rate.
- **Maintenance & Compliance:**
 - Medina is responsible for infrastructure on its side of the interconnection points.
 - **Leak Detection:** Every three (3) years, Medina must conduct a leak test on waterlines connected to Maple Plain's system.
 - **Meter Audits:** Each year, Medina must randomly audit five (5) connected meters for leak detection.
 - **Non-Compliance:** If Medina fails to test or repair leaks, Maple Plain may require Medina to install meters at each interconnection point at Medina's sole cost and may shut off water service if compliance is not achieved.

- **Future Development:** Any additional Medina projects will require a capacity study and Maple Plain's approval.

Negotiated Changes

- Rate Cap: Non-resident water rates for Medina will not exceed 145% of Maple Plain's resident rate (*requested by Medina and the developer for cost predictability*).
- Termination Notice: Either party may terminate with 10 years' written notice, extended from 5 years at Medina's request to allow adequate planning for future infrastructure.

Recommendation

Approve the updated Water Service Agreement to protect Maple Plain's interests while supporting regional growth and honoring negotiated terms requested by Medina and the developer.